

430  
DONALD E. CUNNINGHAM, ET UX,

Grantors

TO

WARRANTY DEED

BUDDY J. CLEMENTS, ET UX,

Grantees

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, DONALD E. CUNNINGHAM and wife, BETTY J. CUNNINGHAM, do hereby grant, bargain, sell, convey, and warrant to BUDDY J. CLEMENTS and wife, LINDA M. CLEMENTS, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain property lying and being situated in DeSoto County, Mississippi, and described as follows:

Lot 187, Woodland Lake Subdivision, as shown on plat recorded in Plat Book 1, Pages 15A, 15B, and 15C, in the land records of DeSoto County, Mississippi, in the office of the Chancery Clerk of said County, to which recorded plat reference is made for a more particular description of said lot. Said property is located in Section 18, Township 3 South, Range 9 West, DeSoto County, Mississippi.

Also, a proportionate part of the lake known as Woodland Lake, and a proportionate part of the Dam Site.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any encroachments, shortages of acreage, adverse possessions, or other matters which might be revealed by an accurate current survey; subject to the reservation of  $\frac{1}{2}$  of the mineral rights by deed of record in Book 47, Page 7, of the records of DeSoto County, Mississippi; subject to covenants, limitations, and restrictions as set forth on plat of said subdivision of record in Plat Book 1, Pages 15A, 15B, and 15C, in the office of the Chancery Court Clerk of DeSoto County, Mississippi; subject to easements to Coahoma Electric Power Association of record in Deed Book 37, Page 429, Deed Book 37, Page 430, and re-recorded in Deed Book 37, Page 433, of the records of DeSoto County, Mississippi.

As part of the consideration herein, Grantees do hereby assume

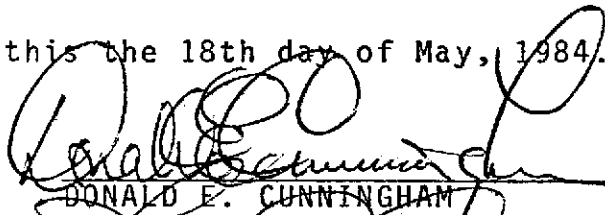
Filed @ 9:45 A.M. May 21, 1984  
Recorded in Book 171 Page 430  
H. G. Ferguson, Clerk

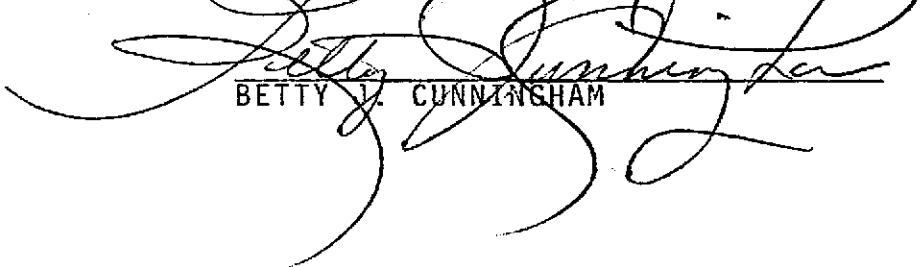
and agree to pay that certain indebtedness as evidenced by Deed of Trust dated December 5, 1980, made payable to Betty E. Emerson, et al, and of record in Deed of Trust Book 267, Page 137, of the records of DeSoto County, Mississippi, and said Grantees do further hereby assume and agree to pay that certain indebtedness as evidenced by Deed of Trust dated January 1, 1982, made payable to Jim Walter Homes, Inc., and of record in Deed of Trust Book 280, Page 265, of the records of DeSoto County, Mississippi. The May 10, 1984, note payment to Betty E. Emerson, et al, shall be made by Grantees. The May 20, 1984, note payment to Jim Walter Homes, Inc., shall be split equally between the Grantors and the Grantees.

Grantors do further hereby convey and warrant to Grantees all drapes as located in the residence situated on the above described property, but Grantors reserve the right to remove the ceiling fan in the living room and the Barbeque grill, said ceiling fan to be replace by Grantors.

Taxes for the year 1984 and all subsequent years are to be paid by Grantees. Possession is to be given on or before June 15, 1984.

Witness our signatures, this the 18th day of May, 1984.

  
DONALD E. CUNNINGHAM

  
BETTY J. CUNNINGHAM

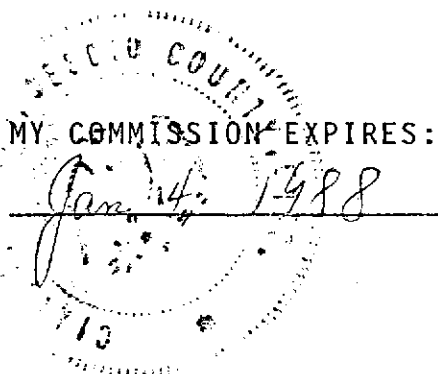
Mr. and Mrs. Donald E. Cunningham  
c/o 48 Highway 51 North  
Hernando, MS. 38632

Mr. and Mrs. Buddy J. Clements  
11410 Hickory Drive  
Hernando, MS. 38632

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, the within named DONALD E. CUNNINGHAM and wife, BETTY J. CUNNINGHAM, who acknowledged that they signed and delivered the above and foregoing Warranty Deed as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 18th day of May, 1984.



Jeannette B. Martin  
~~NOTARY PUBLIC~~ - Circuit Court Clerk

Filed @ 9:45 A M, May 21, 198 4  
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